

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

309/30 OLEANDER DRIVE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Flats

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

210/24 OLEANDER DRIVE MILL PARK VIC 3082	\$385,000	29-Mar-23
2/6 NEWBURY WALK BUNDOORA VIC 3083	\$402,000	15-Feb-23
9/30 LINACRE DRIVE BUNDOORA VIC 3083	\$445,000	01-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 May 2023



210/24 OLEANDER DRIVE MILL PARK VIC 3082

Sold Price **\$385,000** Sold Date **29-Mar-23**

2 2 1

Distance **0km**



2/6 NEWBURY WALK BUNDOORA VIC 3083

Sold Price **\$402,000** Sold Date **15-Feb-23**

2 1 1

Distance **3.23km**



9/30 LINACRE DRIVE BUNDOORA VIC 3083

Sold Price **\$445,000** Sold Date **01-Mar-23**

2 1 1

Distance **3.63km**

RS = Recent sale **UN** = Undisclosed Sale

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